

FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
THIRD FLOOR — COURT AND OFFICE BUILDING  
40 CULPEPER STREET  
WARRENTON, VIRGINIA 20186

APR - 4

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## TECHNICAL MEMORANDUM

TO: Elizabeth A. Cook, Chief of Planning  
FROM: Christer P. Carshult, P.E., County Engineer *CPC*  
DATE: April 4, 2002  
SUBJECT: Amos L. & Jane E. Shipe  
Cedar Run District  
PP02-CR-10, PIN #7827-04-3142-000

A review of the above referenced Preliminary Plan has been performed. Based on the information provided in the request, the plan proposes to create 7 total lots inclusive of the 85% non-common open space residue lot. The following observations are provided for your consideration:

1. The sliding scale density for a 150 Acre +/- lot is 8 total. This plan proposes only 7 total building lots. Confirmation that no further subdivision will be sought in the future as this would affect stormwater management and other ordinance requirements.
2. Lots #1-3 and the residual are non-administrative and will be approved under the Subdivision Ordinance. Lots #4-6 are the proposed administrative lots. The administrative lots and the residue parcel are all served off of the proposed private drive, Shipes Ridge Drive, while the non-administrative lots all have driveway entrances directly onto Elk Run Road. The quantity of new entrances onto Elk Run Road should be minimized if possible. Adequate sight distance will be required at all connections to VDOT maintained roads.
3. Stormwater Management and/or compliance with Minimum Standard #19 of the Virginia Erosion and Sediment Control Handbook will be required. The use of infiltration trenches is not recommended in residential developments due to historical problems with similar facilities in other parts of the county.

Should you have any questions regarding this review, please contact me.